



PUT HOUSING FIRST

#PUTHOUSINGFIRST TOP 3 POLICY PRIORITIES FOR 2019

We would like to see these changes before the report card comes out in September 2019. After digesting this information it is evident that there is still more work to do when to Put Housing First. With your cooperation and support we need your support in encouraging the Mayor and our City Council to do the following:

1. Adopt and Implement the Smart Housing Mix, which provides recommendations on how an inclusionary zoning policy can be effectively implemented in New Orleans. **We are so close!**
2. Review the current Public Partners production goal of 1,500 units per year as identified in the HousingNOLA 10-Year Strategy and Implementation Plan, adjust for additional need, and produce the units.
3. Increase the Housing Trust Fund to meet production goals and commit to including the Neighborhood Housing Improvement Fund (NHIF) reauthorization and increase on the ballot in 2020.

STATE OF HOUSING SUPPLY

| Housing Supply | Source | 2006-2015 | Sept.2015- Aug.2016 | Sept.2016- Aug.2017 | Sept.2017- Aug.2018 | Sept. 2018- March 2019 |
|---|---|-----------|------------------------|------------------------|------------------------|---------------------------|
| Number of Housing Opportunities Created by City Agencies in New Orleans (TOTAL after deduplication of addresses that have received multiple sources of subsidies) | CNO Office of Community Development, FANO, HANO, and NORA | 6,548 | 572 | 358 | 118 | 111 |
| Number of LHC Opportunities Approved in New Orleans | Louisiana Housing Corporation | 10,876 | 358 | 35 | 114 | 12 |
| Number of Community Development Disaster Recovery Units in New Orleans | State Office of Community Development Disaster Recovery Units | 53,037 | 5 | 7 | N/A | 10 |
| Number of Housing Choice Vouchers Utilized | Housing Authority of New Orleans | 17,729 | 18193 (+464) | 18281 (+88) | 17920 (-361) | 17871(-49) |
| Total Subsidized Units | | 88,190 | 1,439 | 488 | -129 | 84 |
| Number of Affordable Housing Units Developed Without Subsidy | Habitat for Humanity | | | | | 2 |
| Total | | | | | | 86 |

AFFORDABLE HOUSING NEED

33,593 affordable housing opportunities currently needed



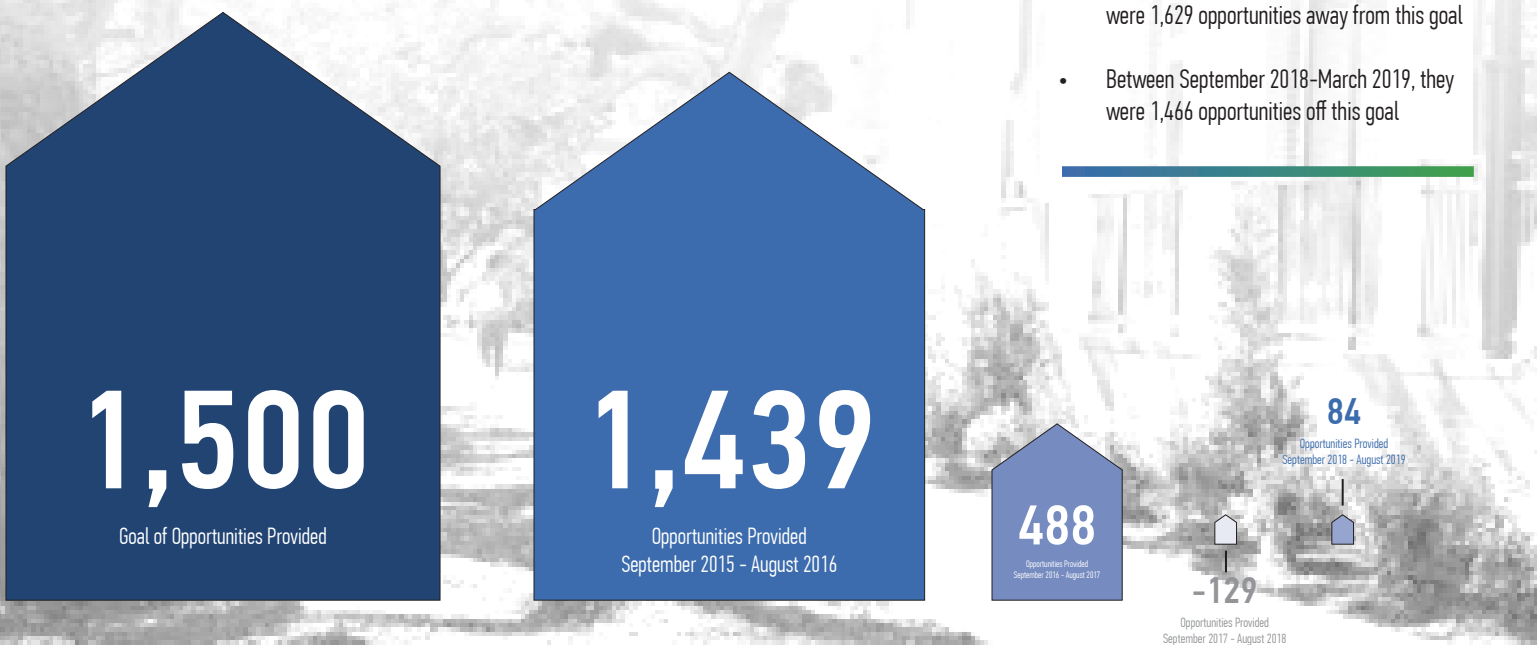
HOUSING IMPACTS

| Other Housing Impacts | Source | 2006-2015 | Sept.2015- Aug.2016 | Sept.2016- Aug.2017 | Sept.2017- Aug.2018 | 2018-2019 |
|---|--|-----------|------------------------|------------------------|------------------------|-----------|
| New Voucher Opportunities Created (Total) | Housing Authority of New Orleans | N/A | N/A | N/A | N/A | 104 |
| Number of HUD-VASH Vouchers in Use | Housing Authority of New Orleans/ UNITY | 255 | 8 | 2 | -45 | TBD |
| Waiting List for Vouchers | Housing Authority of New Orleans | 13,013 | 27,959 | 24,192 | 24,197 | 24,195 |
| Number of Permanent Supportive Housing Vouchers | | 592 | 250 | 183 | 123 | TBD |
| Number of Properties Disposed by NORA | New Orleans Redevelopment Authority | 3744 | 211 | 172 | 204 | 25 |
| Homelessness | Source | | | | | 2018-2019 |
| Sheltered | UNITY Point in Time | 1,163 | 914 | 776 | 594 | TBD |
| Unsheltered | UNITY Point in Time | 818 | 789 | 525 | 594 | TBD |
| Short-Term Rentals | Source | | | | | 2018-2019 |
| Total Active Short Term Rentals | Data.Nola.Gov | N/A | N/A | N/A | N/A | 3,105 |

Production Goals of our Public Partners

The partners committed to collectively producing 1500 affordable housing opportunities a year:

- Between September 2015-August 2016, they were 61 opportunities away from this goal
- Between September 2016-August 2017, they were 1,012 opportunities away from this goal
- Between September 2017-August 2018, they were 1,629 opportunities away from this goal
- Between September 2018-March 2019, they were 1,466 opportunities off this goal



End Dates for Small Rental Property Program (SRPP)

| Fiscal Year | # of Files | % Remaining |
|-------------|------------|-------------|
| 2019 | 2828 | 100.00% |
| 2020 | 2563 | 90.63% |
| 2021 | 2276 | 80.48% |
| 2022 | 2062 | 72.91% |
| 2023 | 1577 | 55.76% |
| 2024 | 1007 | 35.61% |
| 2025 | 588 | 20.79% |
| 2026 | 315 | 11.14% |
| 2027 | 196 | 6.93% |
| 2028 | 103 | 3.64% |
| 2029 | 53 | 1.87% |

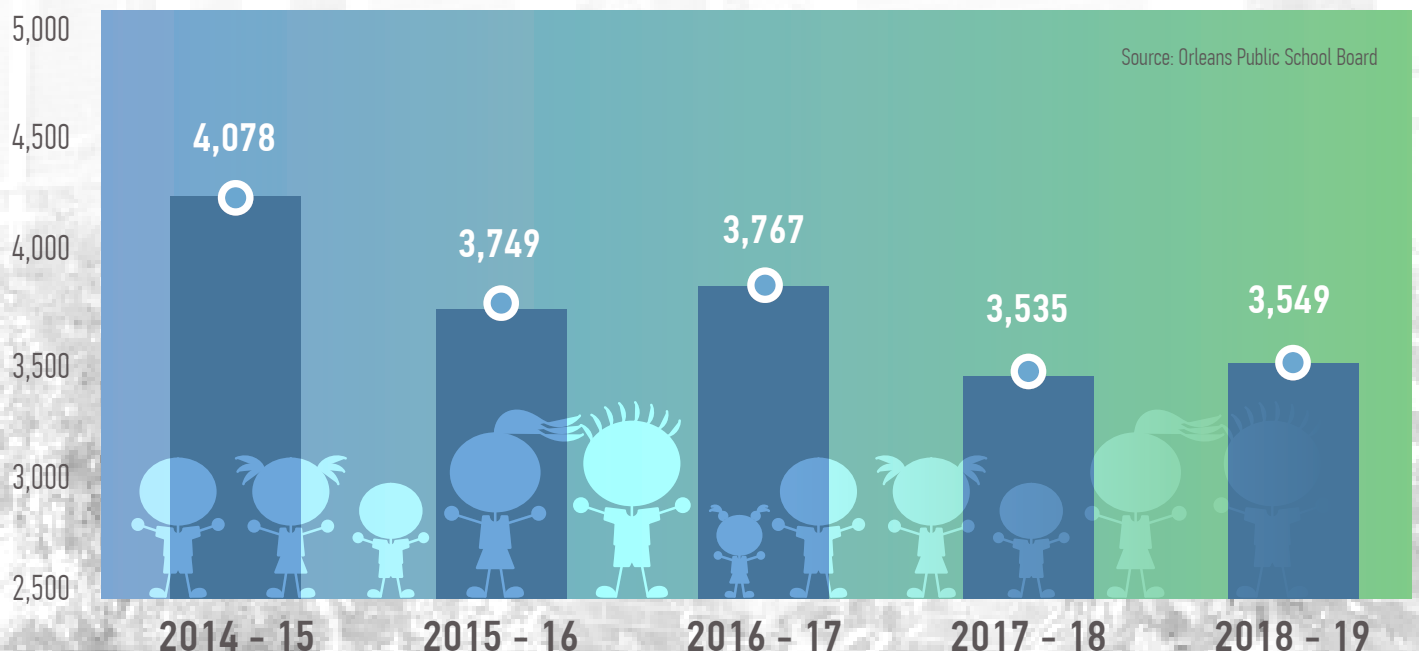
| Fiscal Year | # of Files | % Remaining |
|--------------------|-------------|----------------|
| 2026 | 315 | 11.14% |
| 2027 | 196 | 6.93% |
| 2028 | 103 | 3.64% |
| 2029 | 53 | 1.87% |
| 2030 | 42 | 1.49% |
| 2031 | 33 | 1.17% |
| 2032 | 16 | 0.57% |
| 2033 | 8 | 0.28% |
| 2035 | 3 | 0.11% |
| Total Files | 2828 | 100.00% |

This chart shows the changes in units from fiscal year- to fiscal year that should be released from their affordability pending that they have remaining in compliance during the affordability period.

In 2010, the first apartments under the State of Louisiana’s Small Rental Property Program came online to help rebuild post-Katrina. The program provided was designed to assist small mom and pop landlords who would have challenges accessing credit. If the property owner agreed to rent the home or apartment at an affordable level for 10 years, their assistance would become a forgivable grant. Unfortunately, this rental requirements for program will begin to expire next year, costing New Orleans desperately needed affordable housing opportunities.

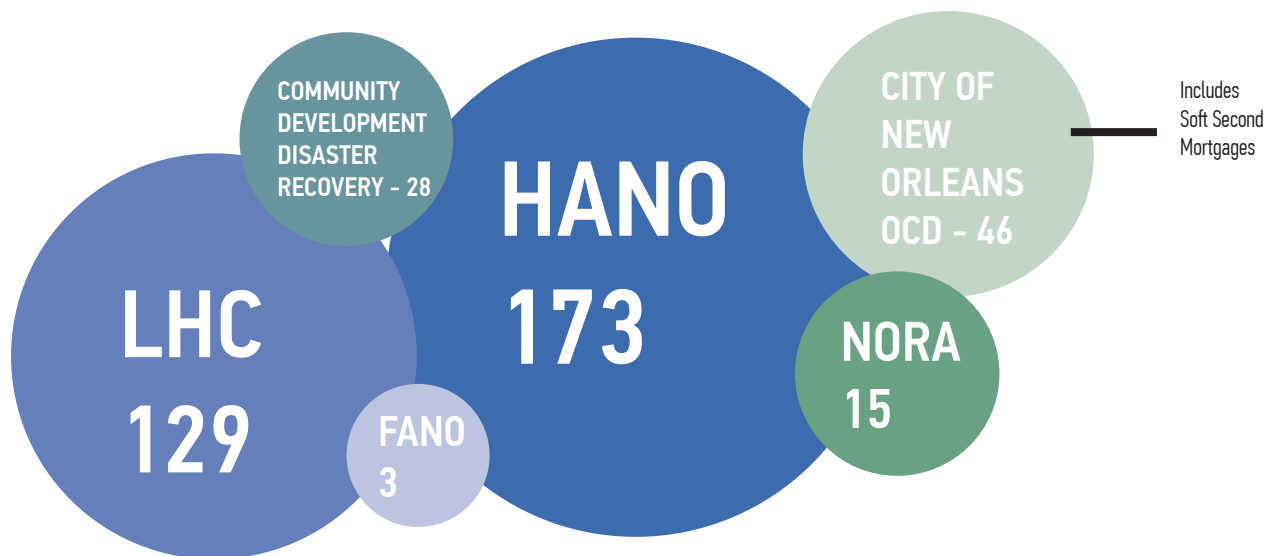
As we struggle to address New Orleans’ affordable housing crisis, we are seeing the real impact in other sectors like education. Orleans Public School Board reports a decrease in Kindergarten enrollment for the past four years. This combined with recent data that show that New Orleans overall population had decreased for the first time in 14 years, are indicators that we must #PutHousingFirst

Kindergarten Enrollment



Coordinated Investments (Sept. 2018 - Mar. 2019)

Partnerships led by the City of New Orleans



These agencies have been partnering over the past four years to first create the production goals to meet the need identified in HousingNOLA's 10 Year Plan and to pool their collective investment to create new affordable housing opportunities. These numbers represent each agency's investment in an affordable housing opportunities and there is some overlap. Due to the deep subsidy needed (often including the use of Housing Choice Vouchers) the partnerships created 133 new housing opportunities (first time homeowners, owner occupied rehabs and new apartments).

CALL TO ACTION

It's imperative that we take in this data and embrace the clarity that it provides. The city and state agencies responsible for housing are working to deepen their working relationships to create more units, but it is clear that we need additional resources. The HousingNOLA Community Development Finance plan calls for \$5.8 billion to end New Orleans' crisis and that indicates the following interventions:

- The New Orleans City Council must quickly conclude the next steps to finalize the Smart Housing Mix and the revisions to the Short Term Rental policies. The council has committed to mandatory inclusionary zoning in neighborhoods (CBD, French Quarter, Bywater, etc.) that desperately need new affordable housing. The plans to revise short term rental regulations include generating \$20 million person year for affordable housing.
- The Louisiana State Legislature must defeat bills that divert short term rental funding away from affordable housing and ignore the need of struggling homeowners struggling with taxes and the renters in SRPP properties whose landlords are coming to the end of their commitment.
- Our local community development finance institutions must secure additional investment from traditional banks who need to meet Community Reinvestment Act (CRA) requirements and deploy those resources to CDCs and small developers.